

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
Emily Kaye Courteau Bar# 100570

Return To:  
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**Substitute Trustee's Deed  
Indexing Instructions**

Lot 61, Sec. B, Forked Creek S/D, in Sec. 1, T-3-S, R-8-W, Plat Book 83, Pages 1-2, Desoto Co., MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

GRANTEE:  
Bradley S. Peeples dba BSP Investments  
PO Box 201  
Coffeeville, MS 38922  
662-412-2700

WHEREAS, on the 30th day of April, 2004 and acknowledged on the 30th day of April, 2004, Wilfred F. Johnson, a married person joined herein by Polly Johnson, executed and delivered a certain Deed of Trust unto Wells Fargo Escrow Co., LLC, Trustee for Wells Fargo Home Mortgage, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1980 at Page 0685; and

WHEREAS, on the 9th day of February, 2012 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3401 at Page 466; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated March 6, 2012 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 3rd day of April, 2012, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 3rd day of April, 2012, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 61, Section B, Forked Creek Subdivision, located in Section 1, Township 3 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 83, Pages 1-2 in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Bradley S. Peeples dba BSP Investments was the highest bidder and best bidder, therefore, for the sum of \$126,226.00 and the same was then and there struck off to Bradley S. Peeples dba BSP Investments and it was declared the purchaser thereof; and

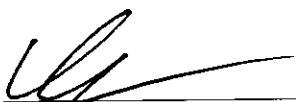
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$126,226.00 do hereby convey the above-described property to Bradley S. Peoples dba BSP Investments.

I convey only such title as is vested in me as Substitute Trustee.

/F12-0053

WITNESS MY SIGNATURE, this the 17 day of April, 2012.



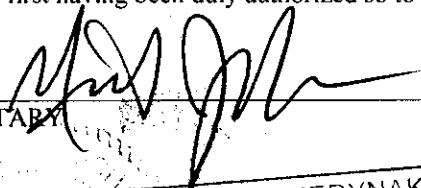
Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

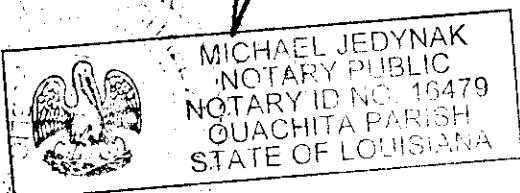
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 17 day of April, 2012, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

NOTARY



AT DEATH  
MY COMMISSION EXPIRES



F12-0053

AFFP

F12-0053/Johnson

# Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS  
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

March 13, 2012, March 20, 2012, March 27, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Clerk

Subscribed to and sworn to me this 27th day of March 2012.

Substitute Trustee's Notice of Sale  
STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 30th day of April, 2004, and acknowledged on the 30th day of April, 2004, Wilfred F. Johnson, a married person joined herein by Polly Johnson, executed and delivered a certain Deed of Trust unto Wells Fargo Escrow Co., LLC, Trustee for Wells Fargo Home Mortgage, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1980 at Page 0685; and WHEREAS, on the 9th day of February, 2012, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3401 at Page 466; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 3rd day of April, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit: Lot 61, Section B, Forked Creek Subdivision, located in Section 1, Township 3 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 83, Pages 1-2 in the office of the Chancery Clerk of DeSoto County, Mississippi. I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 6th day of March, 2012.

Emily Kaye Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
COC/F12-0053  
PUBLISH: 3.13.12/3.20.12/3.27/12

  
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013



00002954 00008565 318-323-9741

Kimberly West  
Morris & Associates  
2309 Oliver Road  
Monroe, LA 71201